



Elm Close, Loddon - NR14 6LG



Elm Close

Loddon, Norwich

This EXTENDED DETACHED family HOME boasts over 1700 Sq. ft (stms) of accommodation, and is ideally situated within WALKING DISTANCE to local SCHOOLS, transport links, and amenities. The property features a spacious a PORCH and HALL ENTRANCE including a W.C, with double doors to the 21' DUAL ASPECT SITTING ROOM, with a COSY MUTLI-FUEL BURNER, perfect for relaxing evenings. A CONSERVATORY leads off, along with a FAMILY ROOM and interconnecting STUDY which offer ANNEXE POTENTIAL. The 21' KITCHEN/DINING ROOM is ideal for family gatherings, with a BREAKFAST BAR and space for a table, along with a useful door to the integral GARAGE. FOUR FIRST FLOOR BEDROOMS along with the ground floor options allow for UP TO FIVE BEDROOMS, creating ample space for a growing family, with an EN SUITE and WALK-IN WARDROBE to the main bedroom, and further FAMILY BATHROOM. A newly installed 2025 gas fired CENTRAL HEATING BOILER, along with double glazing and modern touches ensures the property is ready to move-in.



Outside, the property features beautiful SOUTH FACING GARDENS, ample parking space, and a useful garage. Fully landscaped, the gardens include a large patio seating area for enjoying sunny days, with the main garden enclosed with timber panel fencing and featuring a lush lawn.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Detached Family Home
- Over 1700 Sq. ft (stms) of Accommodation
- Walking Distance to Local Schools, Transport & Amenities
- 21' Dual Aspect Sitting Room with Wood Burner
- 21' Kitchen/Dining Room & Conservatory
- Annexe Potential with Ground Floor Family Room & Study
- Up to Five Bedrooms
- South Facing Gardens, Parking & Garage



Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.

SETTING THE SCENE

Approached via a brick weave driveway, off road parking is provided for several vehicles with access leading to an entrance door and integral garage, with access to the rear garden with outside power and lighting installed on the driveway.

THE GRAND TOUR

Stepping inside, the porch entrance offers the ideal meet and greet space with space for coats and shoes, along with a useful built-in storage cupboard and door leading to the ground floor WC - complete with a white two piece suite and useful storage under the hand wash basin. The main hall entrance includes the stairs to the first floor landing, with storage space below, along with a vertical radiator, wood effect tile flooring, door to kitchen and double doors to the formal sitting room. This spacious light and bright room is centred around a recessed multi-fuel burner, creating a focal point to the room with wood effect flooring underfoot, door to the family room and French doors leading to the conservatory - extending the living space. The conservatory includes tiled flooring underfoot and triple aspect garden views, with French doors leading out. The family room also creates the opportunity for ground floor bedroom accommodation with fitted carpet and front facing window, with a door taking you to the study which could be converted into a ground floor bathroom or shower room, with a window and door taking you to the rear garden.

The kitchen/dining room is a sizable space complete with a rear facing window and French doors, with wood effect flooring running underfoot. The kitchen itself is formed in a u-shaped arrangement of wall base level units, with space for an gas cooker with induction hob, with an extractor fan above along with matching up -stands running around the work surface. Space is provided for an American style fridge freezer, whilst the dishwasher is integrated. There is ample space for soft furnishings and a dining table. Heading upstairs, the carpeted landing includes a useful built-in double airing cupboard, with doors leading to the four bedrooms and family bathroom. The main bedroom enjoys front facing views with a useful built-in triple wardrobe and further walk-in wardrobe with storage shelving along with fitted carpet underfoot. A private ensuite shower room leads off with a white three piece suite including a shower cubicle and thermostatically controlled shower, with aqua-board splash-backs and heated towel rail. Three remaining bedrooms are finished with effect flooring underfoot along with uPVC double glazing - two of which include built-in wardrobe space. The family bathroom completes the property with a white three piece suite including a mixer shower tap over the bath, with tiled splash-backs, wood effect flooring and heated towel rail.







THE GREAT OUTDOORS

The south facing rear garden has been fully landscaped over the years to include a large patio seating area enjoying a bright and sunny aspect - with the main garden fully enclosed with timber panel fencing whilst being mainly laid to lawn. A wide variety of mature planting, shrubbery and trees can be found, with a further seating area located next to the large timber built storage shed (with power), with further storage sheds and wood stores included throughout the garden. Gated access leads to the front driveway. Integral garage offers an apple door front space for further laundry, appliances with a wall mounted gas fire, tension heating boiler, an electric fuse box, power and lighting, vent for tumble dryer, washing machine and dishwasher.

FIND US

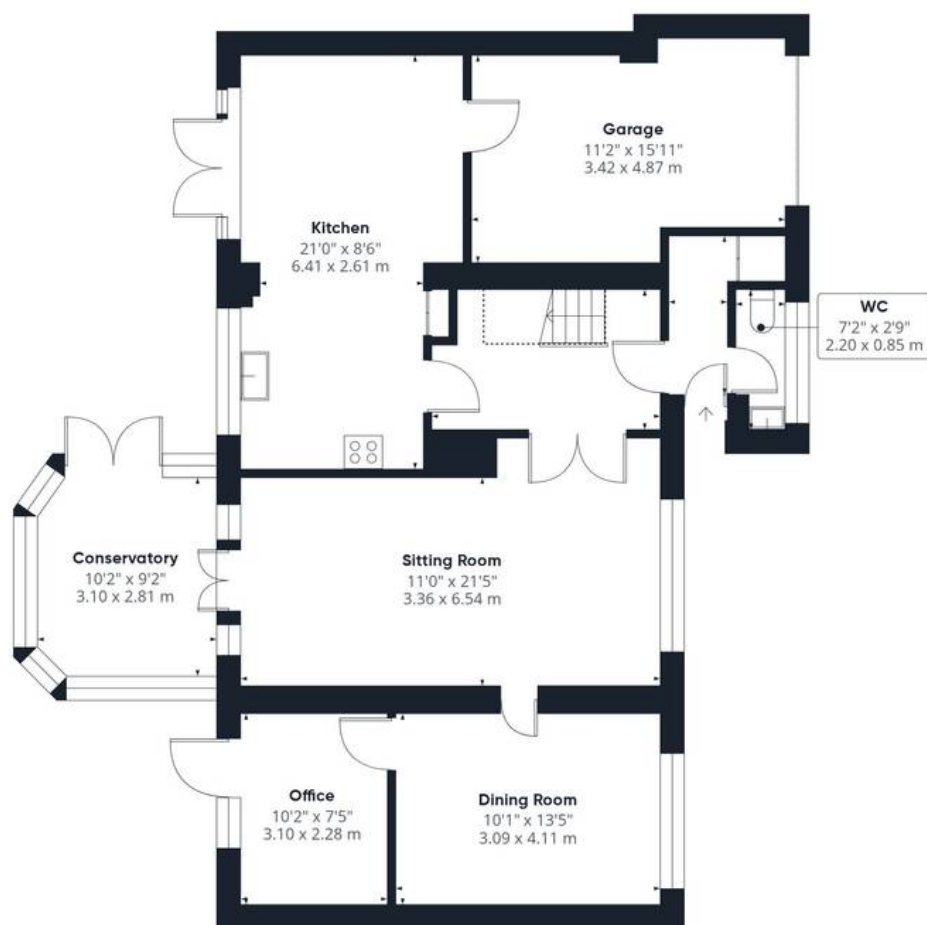
Postcode : NR14 6LG

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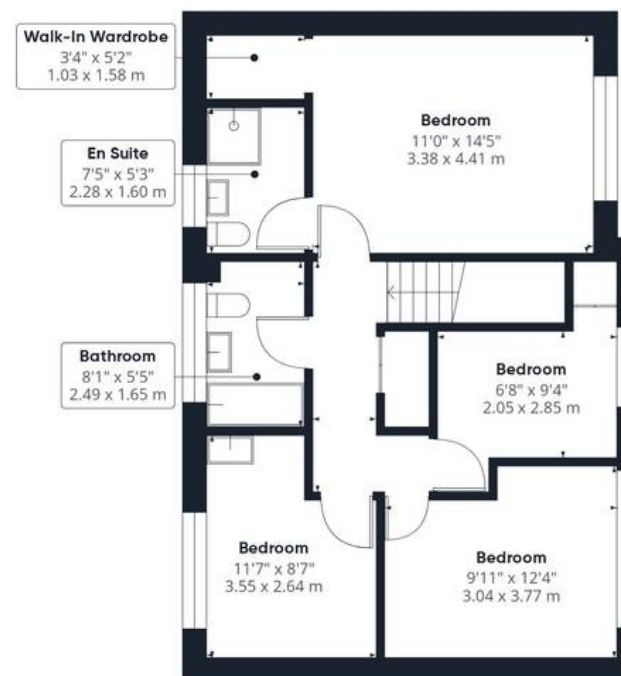
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1707 ft²

158.6 m²

Reduced headroom

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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